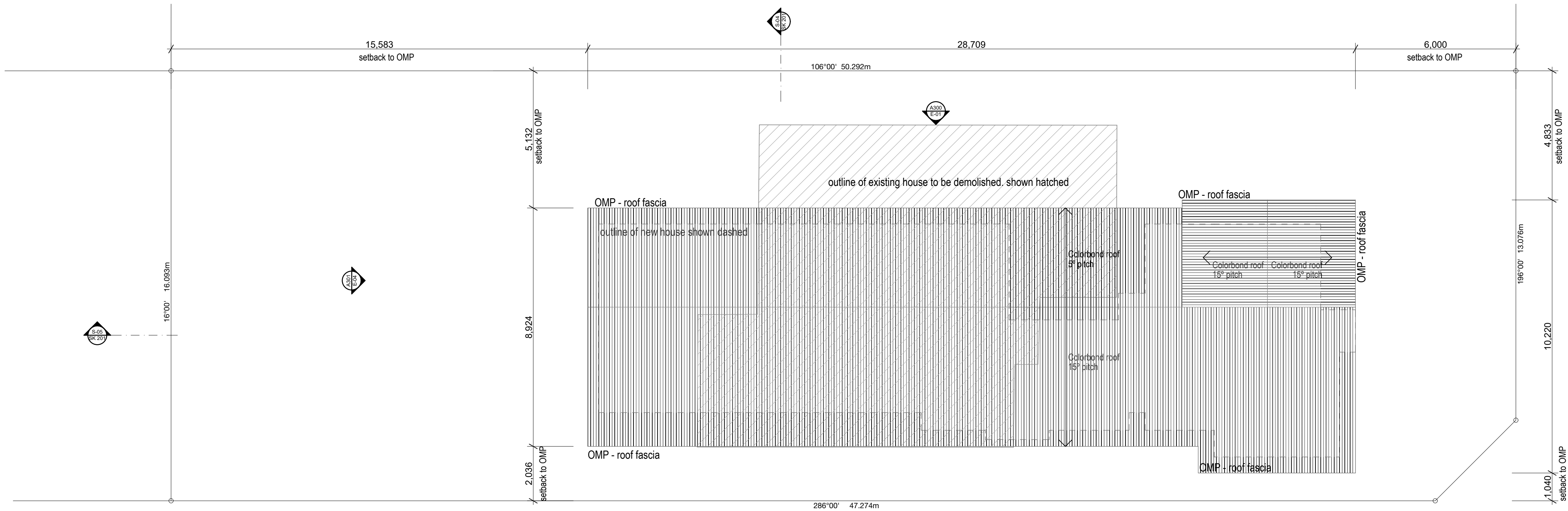


0. Site Plan
1:100



2. Roof Plan
1:100

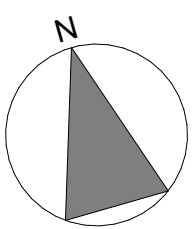
RPD
Property Number: 454663
Lot/DP: 1RP69949
Land Number(s): 10679121
Description: L:1 RP:69949 PAR NUNDAH
Ward: DEAGON

DEVELOPMENT APPLICATION
SCHEDULE OF DRAWINGS
1904 - SK 004 - 6 Site Plan & Roof Plan
1904 - SK 100 - 6 Floor Plan
1904 - SK 200 - 6 Sections
1904 - SK 201 - 6 Sections
1904 - SK 300 - 6 Elevations & Street Perspective Views
1904 - SK 400 - 6 3D sun study views
1904 - SK 401 - 6 3D sun study views

NOTE
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- Civil Engineer - #CIVIL Engineer
- Hydraulic Engineer - #Hydraulic Engineer
- Landscape Designer - #Landscape Consultant
- Mechanical Engineer - #Mechanical Engineer
- Planning Consultant - #Planning Consultant
- Services - #Services Consultant
- Structural Engineer - #Structural Engineer
- Surveyor - #Surveyor



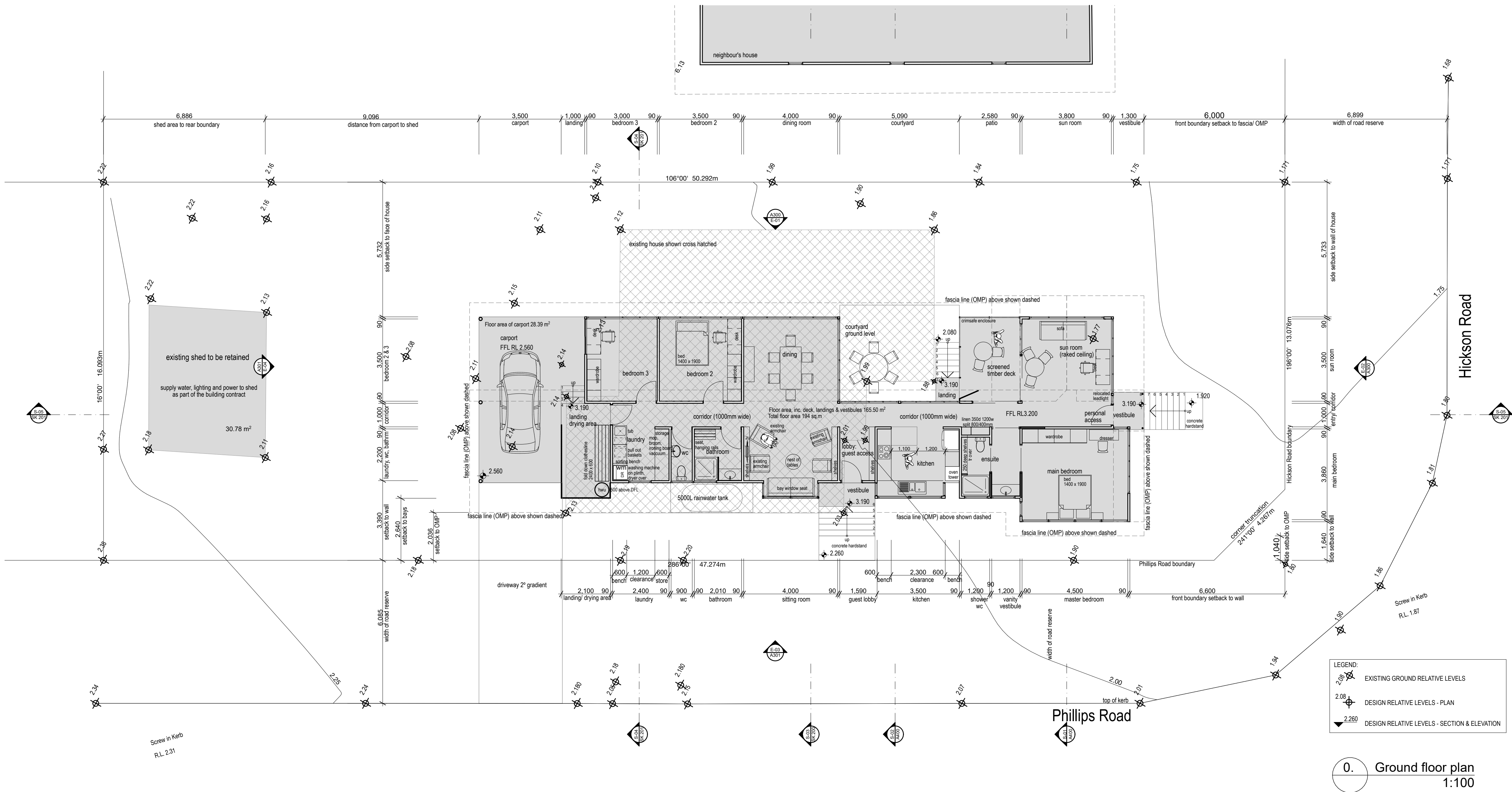
Rev#	CHD	Change Name	Date
5		SKETCH DESIGN STAGE:	11/11/19
6		SITING RELAXATION APPLICATION ISSUE	18/11/19
		DEVELOPMENT APPLICATION ISSUE	

Drawn | Checked JS |
Plot Date: 19/11/19
Project NO: 1904
Project Status: Sketch Design
Client: Jennifer Peat
Site: 7 Hickson Road Deagon Qld 4017

DRAWING TITLE :
General
Site Plan & Roof Plan
PROJECT NAME :
Proposed Residence

REVISION NO.
6
DRAWING NO.
SK 004

LODGED
20/11/2019
BCC DS



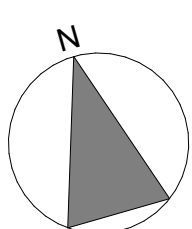
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- Landscape Designer - #Landscape
- Mechanical Engineer - #Mechanical
- Planning Consultant - #Planning
- Services - #Services
- Structural Engineer - #Structural
- Surveyor - #Surveyor



RevID	Change Name	Date
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Drawn | Checked | JS |
Plot Date: 20/11/19
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Project Status: Sketch Design

Client: Jennifer Peat
Site: 7 Hickson Road Deagon Qld 4017

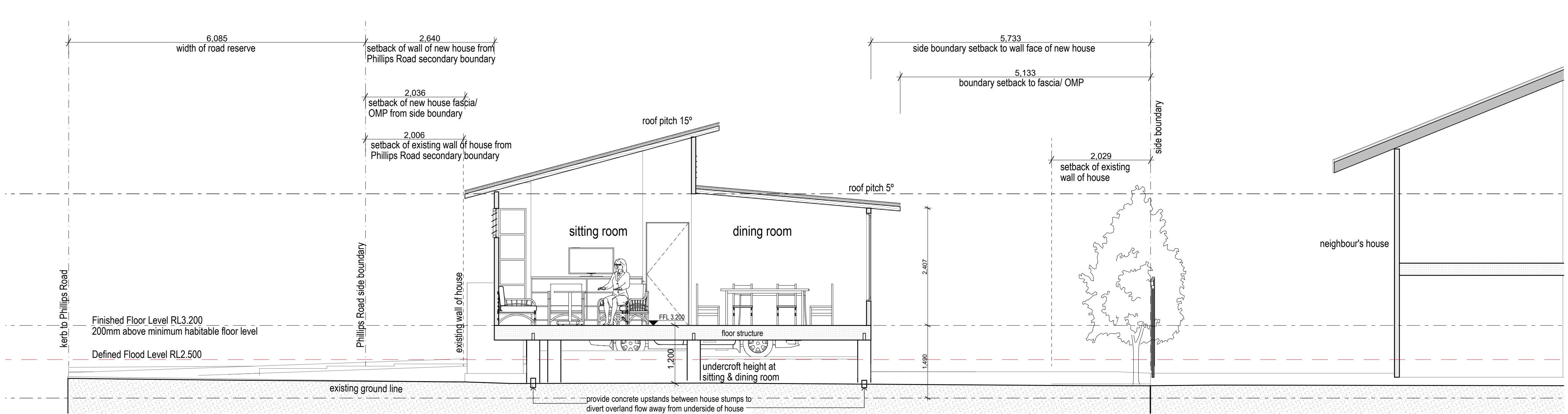
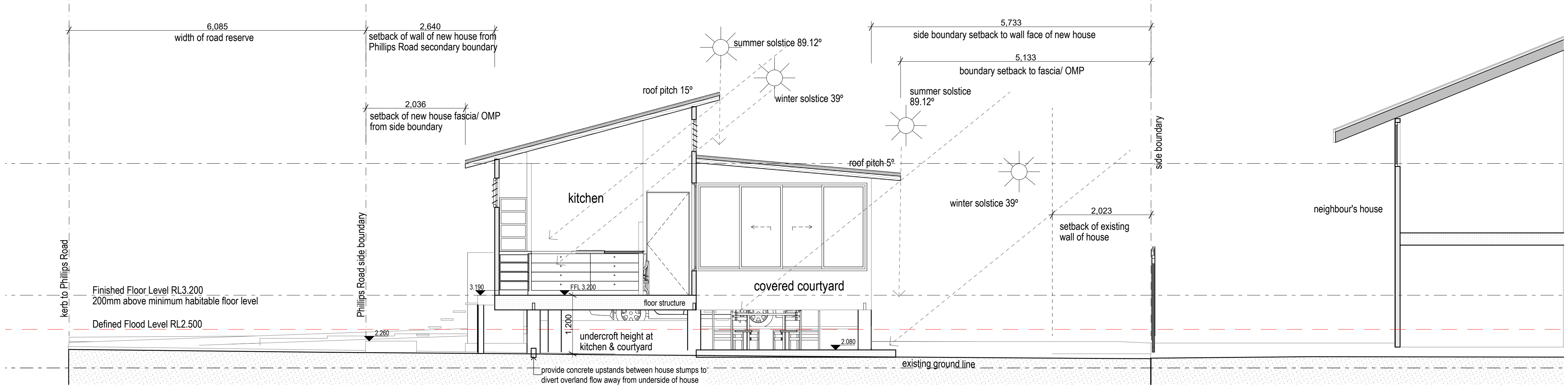
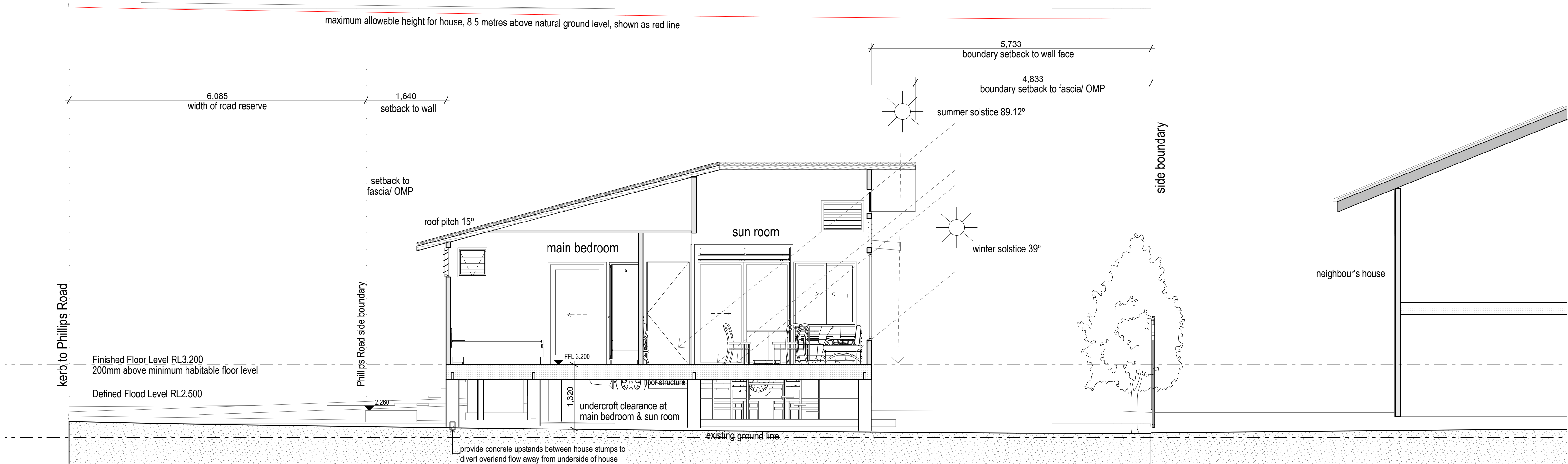
DRAWING TITLE :
Sketch Plans
Ground Floor Plan

PROJECT NAME :
Proposed Residence

REVISION NO.
6

DRAWING NO.
SK 100

LODGED
20/11/2019
BCC DS



LODGED
20/11/2019
BCC DS

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- Hydraulic Engineer - #Hydraulic Engineer
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- Mechanical Engineer - #Mechanical Engineer
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RevID	CHD	Change Description	Date
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Drawn | Checked JS |
Plot Date: 20/11/19
Project NO: 1904
Project Status: Sketch Design

Client: Jennifer Peat
Site: 7 Hickson Road Dragon Qld 4017

DRAWING TITLE :

Sketch Sections
Sections

PROJECT NAME :

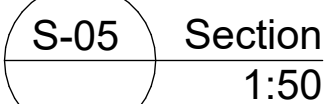
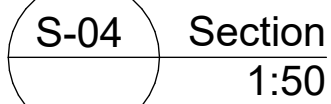
Proposed Residence

REVISION NO.

6

DRAWING NO.

SK 200



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Drawn Checked	JS
Plot Date:	20/11/19
Project NO.	1904
Project Status	Sketch Design
Client	Jennifer Peat
Site:	7 Hickson Road Deagon Qld 4017

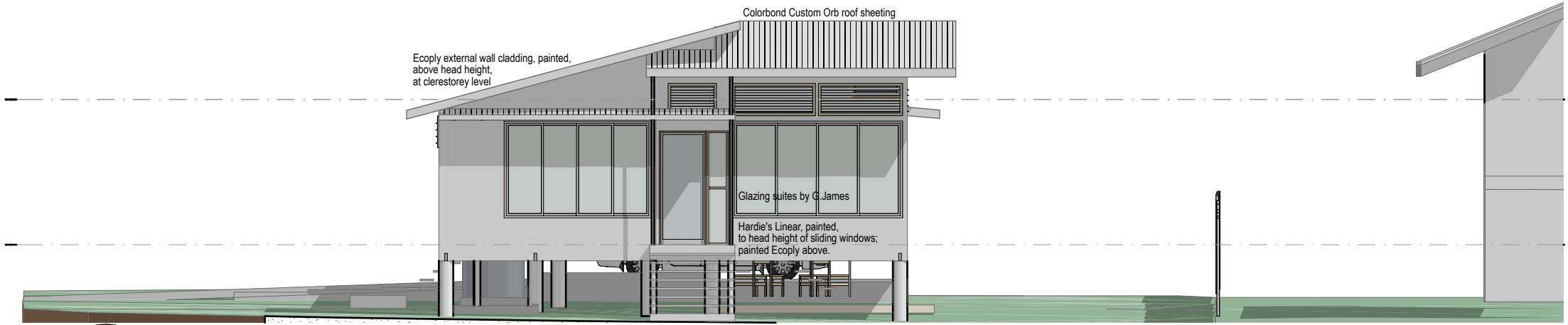
Proposed Residence

SK 201

LODGED
20/11/2019
BCC DS



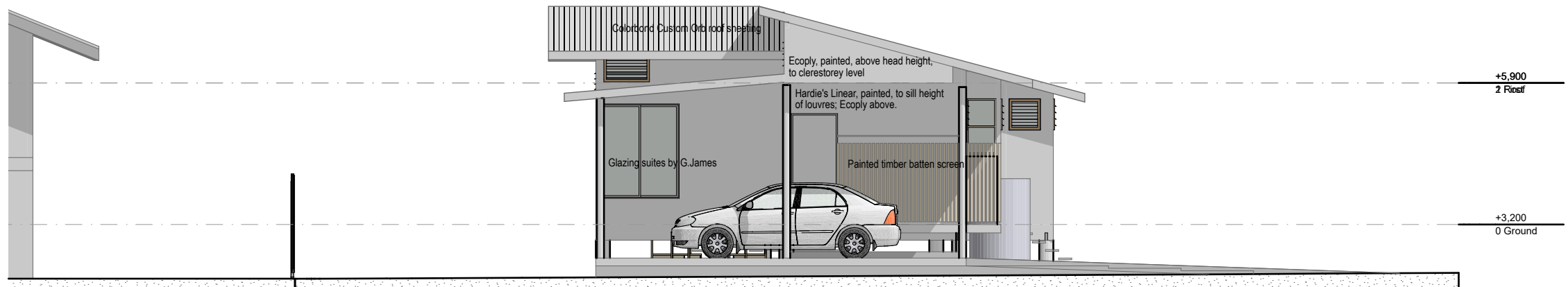
E-01 North Elevation
1:100



E-02 East Elevation
1:100



E-03 South (Phillips Rd) Elevation
1:100



E-04 West (rear) Elevation
1:100

SE view - Street corner
1:200



SW view along Phillips Road
1:200



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		DEVELOPMENT APPLICATION ISSUE	

Drawn | Checked JS |
Plot Date: 19/11/19
Project NO: 1904
Project Status: Sketch Design
Client: Jennifer Peat
Site: 7 Hickson Road Deagon Qld 4017

DRAWING TITLE :
Sketch Elevations
Elevations & Street Perspective Views
PROJECT NAME :
Proposed Residence

REVISION NO.
6
DRAWING NO.
SK 300



NW view 20 December 12.00pm

SITING & DESIGN NOTES

This house takes its design cues from the Queensland house style typical of the local Shorncliffe/Sandgate/ Deagon district. Elements of the traditional Queenslander include: large protective roofs, expressed gable ends, rainwater tanks, high ceilings, high level windows, bay windows, open verandahs, sleepout verandahs & leadlights. The traditional Queenslander featured long corridors with rooms opening off either side, allowing prevailing breezes to run the length of the house.

All these elements are reinterpreted in this contemporary style new home.

The proposed siting of the house is in direct response to the prevailing site conditions. To optimise the north aspect of the site, the house has been designed as a long pavilion presenting an open facade to the north. The clerestory windows admit prevailing northerly breezes deep into the house; the house is designed to admit sunlight deep into the house in winter, lighting, heating and cooling the house naturally, reducing the need for artificial lighting and ventilation. In summer, the house is completely in shade, while opening up the house to the prevailing north & north easterly breezes. The south facing high level & bay windows admit south easterly summer breezes while maintaining visual privacy from Phillips Road.

In order for these design elements to operate most efficiently, the length of the house is sited towards the southern secondary boundary to Phillips Road to maximise its advantage of exposure to the north, while presenting a low key street presence to Phillips Road. The new house is sited further away from its next door neighbour to the north than the existing house, and the courtyard at the centre of the house moves the wall of the new house even further away from the next door neighbour while providing a year round outdoor living space integrated within the body of the house. The south facade to Phillips Road steps in & out with bay windows. The main wall of the new house is setback 2640mm from the Phillips Road secondary boundary, while the bays are setback 2036mm from the boundary. This compares favourably to the existing house whose wall is setback only 2010mm from the side boundary.

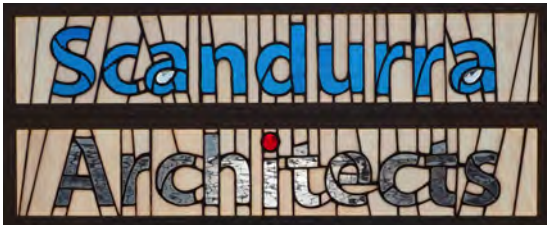
We believe that the new house is favourably sited to optimise its potential to achieve the client's goals of sustainable design, through natural lighting, ventilation and heating. The sun studies on SK400 & SK401 demonstrate how the house is carefully designed in response to the prevailing site conditions, showing how the sun operates to provide natural daylight, and heating throughout the different seasons of the year. The main bedroom is designed specifically to capture the morning sun at different times of the year, as the sequential views demonstrate. The architecture of the house fits into the surrounding context of traditional style homes, presenting a low key presence to the street. The Sections show how the house fits proportionately into the streetscape, given the deep 6 metre road reserves to both streets.

NW view 20 June 12.00pm



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		DEVELOPMENT APPLICATION ISSUE	

Drawn | Checked | JS |
Plot Date: 19/11/19
Project NO: 1904
Project Status: Sketch Design

Client: Jennifer Peat
Site: 7 Hickson Road Deagon Qld 4017

DRAWING TITLE :
**Conceptual 3D
3D sun study views**

PROJECT NAME :
Proposed Residence

REVISION NO.
6

DRAWING NO.
SK 400



Deck & Courtyard 20 December 12.00pm
1:250



Deck & Courtyard 20 June 12.00pm
1:250



Master Bedroom 6.00am 20 June
1:400



Master Bedroom 6.00am 20 December
1:400



Master Bedroom 7.00am 20 June
1:400



Master Bedroom 7.00am 20 December
1:400



Master Bedroom 8.30am 20 June
1:400



Master Bedroom 8.30am 20 December
1:400

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- Civil Engineer - #Crestler
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Drawn | Checked JS |
Plot Date: 19/11/19
Project NO: 1904
Project Status: Sketch Design
Client: Jennifer Peat
Site: 7 Hickson Road Deagon Qld 4017

DRAWING TITLE :	Conceptual 3D 3D sun study views	REVISION NO. 6
PROJECT NAME :	Proposed Residence	DRAWING NO. SK 401